

Springwater Official Plan

Section 9 – Residential Policies

9.1. General Policies

9.1.1. Objectives

- 9.1.1.1. To encourage a high standard of community design such that the existing amenity of residential communities is maintained and enhanced.
- 9.1.1.2. To restrict growth outside of the urban settlement areas.
- 9.1.1.3. To continue to encourage the growth of urban settlement areas in a manner which will foster the creation of identifiable urban centres with the appropriate level of municipal, institutional and retail services.

9.1.2. Policies

- 9.1.2.1. For the purpose of this Plan the various residential uses found or anticipated within the Township have been set out herein under the headings of Urban Residential, Rural Residential and Estate Residential. In addition to the general policies of this subsection, more detailed policies applicable to the various residential types have been set out in the following subsections. More specific and detailed policies may also be found in Section 8, Settlement Areas, in regard to these particular settlement areas.
- 9.1.2.2. Growth and settlement in the Township should generally be directed away from rural areas to the urban settlement areas, which have a range of infrastructure services, community facilities, commercial development, parks, schools and other facilities typically associated with settlement areas.
- 9.1.2.3. Residential uses shall be generally confined to areas designated for such uses in recognized settlement areas. The infilling of existing lots in these settlement areas will be encouraged.
- 9.1.2.4. Where major residential development is proposed **as an expansion to an existing settlement area or the establishment of a new settlement area**, [Mod. #33 - Jan.28/98] justification studies as may be required through Section 8.1.5 of this Plan, shall be necessary.
- 9.1.2.5. Generally residential development shall be permitted only a Registered Plan of Subdivision or through the condominium process and shall generally be provided with at least a piped water system designed to be connected to an overall community system. The operation and ownership of any such water

- system shall be determined through development agreements or other similar agreements to the satisfaction of the Municipality. All plans of subdivision for residential development shall have sewage disposal systems acceptable to the Ministry of Environment and Energy or the appropriate agency having jurisdiction.
- 9.1.2.6. The Township supports the principle of permitting a variety and mix of housing types in the Township. The type of housing and density of development will, in part, be determined by the Municipal services available to facilitate new residential development; the nature and character of existing residential development in the community; the physical capability of the site to sustain the proposed residential development and the availability and nature of domestic water supplies.
 - 9.1.2.7. Residential development, whether by subdivision or otherwise, will not be permitted if such development may cause an undue extension of public services or if such development would cause an undesirable pattern of growth which would prevent orderly growth in a compact manner.
 - 9.1.2.8. It is not intended that all land designated in this Plan for residential purposes will be zoned initially for such use. In order to regulate the development of such lands it shall be the policy of Council to consider the placement of certain lands in holding zones in order that such lands may be released for development, when determined appropriate, by amendment to the implementing Zoning By-law.
 - 9.1.2.9. Council's approval of Plans of Subdivision will be subject to the completion of a stormwater management plan for the lands involved to the satisfaction of Council and the appropriate agency having jurisdiction. The proposed scheme shall ensure that there is no adverse impact within the watershed.
 - 9.1.2.10. Generally, new residential development will not be approved unless parkland or funds in lieu of the amount of 5% of the land under application are dedicated or paid. The dedication of parkland or payment in lieu of such parkland or a combination thereof shall be determined by the Township on the merits of the individual subdivision including the physical condition of the land, the location of the subdivision, and the availability of the existing park facilities.
 - 9.1.2.11. All lands dedicated to the Township for parkland purposes under the applicable sections of the Planning Act, shall be conveyed in a physical condition satisfactory to the Township. Where open watercourses are involved, adequate access and space shall be provided for maintenance operations.

- 9.1.2.12. In subdivision applications involving the dedication of relatively small areas of parkland in the urban settlement areas, the Township shall have regard for the possibility for the future provision of adjacent available land to enlarge such a park. This policy is included to encourage the acquisition of parkland rather than the acceptance of cash in lieu in the approval of relatively small subdivisions.
- 9.1.2.13. Development shall be serviced by and have frontage on a municipally assumed internal road network constructed to municipal standards, as may be defined by the Township.
- 9.1.2.14. Development shall be designed to preserve as much as possible, a site's physical attributes such as tree coverage and varying topography for the benefit of future residents.
- 9.1.2.15. Adequate off street parking shall be provided for all permitted uses.
- 9.1.2.16. Development should comply with the minimum separation distance as determined by the application of the Provincial Minimum Separation Distance Formula as amended.
- 9.1.2.17. Where necessary, spatial separation shall be provided between incompatible land uses in accordance with the guidelines of the Ministry of Environment and Energy. Measures will be taken to mitigate adverse impacts from non-residential uses, arterial roads, highways and railways on residential properties/

9.2. Urban Residential

9.2.1. Definition

- 9.2.1.1. The Urban Residential classification of land shall mean that the predominant use of land in areas so designated shall be for low to medium density residential uses. The uses permitted shall be limited to single detached dwellings, semi-detached (including linked semi-detached) or duplex dwellings, single detached dwellings converted to multiple unit dwellings, multiple unit dwellings including triplexes, fourplexes, townhouses and low rise apartment buildings, **schools (excluding private schools) [Mod. #34 - Jan.28/98]** and group homes and home occupations established in accordance with the provisions of Section 25. Other uses considered necessary to serve residential areas may be permitted including open space uses, community facilities such as parks and playgrounds, places of worship, cemeteries and libraries.

9.2.2. **Policies**

9.2.2.1. The density of new residential development within the Urban Residential designation will be dependent on the type of hard service infrastructure available and the capacity of these systems to accommodate growth. Policies which address the development density for those areas designated Urban Residential are found in Section 8, Settlement Areas, and are related to the specific settlement area. For the purpose of this Plan a net residential hectare shall be defined as the area of residential development less public space, open space, schools, collector and/or arterial roads,

9.2.2.2. In considering any new plans of subdivision, Council will have regard for the existing inventory of vacant residential lots to ensure that an excess of undeveloped lots is not created.

9.2.3. **Development Criteria for Low Density Residential Development**

9.2.3.1. Low density residential development shall consist of single detached, semi detached and duplex dwellings.

9.2.3.2. Development proposals which are innovative in design, which foster a sense of community and are effective in reducing the cost of housing while maintaining an appropriate standard of development consistent with surrounding uses shall be encouraged.

9.2.3.3. The maximum number of semi detached or duplex dwelling units within a new plan of subdivision should not exceed 15% of the total number of dwelling units proposed for the development.

9.2.4. **Development Criterial for Multiple Unit Dwellings**

9.2.4.1. The uses permitted shall be limited to multiple unit dwellings including triplexes, fourplexes, townhouses, low rise apartment buildings and senior citizen multiple dwellings.

9.2.4.2. Multiple unit dwellings shall be located so as to minimize their impact on adjacent lower density residential uses. Generally, multiple unit dwellings shall be located on arterial or collector roads or have access to arterial or collector roads without the necessity of passing through areas of lower residential density.

9.2.4.3. In considering development applications Council shall ensure that the proposed multiple unit dwelling will not create a traffic hazard and that its impact on low density residential areas will be minimal.

- 9.2.4.4. Multiple unit residential development will require full municipal or communal servicing and shall occur in accordance with the appropriate policies of this Plan in this regard.
- 9.2.4.5. The maximum height of a multiple unit dwelling should not exceed 11 metres (36 feet).
- 9.2.4.6. All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.
- 9.2.4.7. Adequate off street parking shall be provided. Access points to parking areas shall be designed in a manner that provides for the adequate and safe movement of vehicular and pedestrian traffic.
- 9.2.4.8. Adequate buffering shall be provided between the proposed use and adjacent uses, particularly adjacent single detached residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees and shrubs and the location of a berm or fence.
- 9.2.4.9. Development proposals will be expected to address and reflect the policies and requirements related to urban design criteria as set out in Section 7, Community Design.

9.2.5. **Development Criteria for Residential Conversions**

- 9.2.5.1. The relevant development policies set forth in this Plan shall apply to residential conversions with Urban Residential areas in addition to the following specific policies.
- 9.2.5.2. The uses permitted shall be limited to the conversion of single detached dwellings into multiple self-contained residential dwelling units.
- 9.2.5.3. Criteria establishing the buildings eligibility for conversion shall be included in the implementing Zoning By-law.
- 9.2.5.4. The servicing of converted dwellings shall occur in accordance with the appropriate policies of this Plan.
- 9.2.5.5. All dwelling units shall be self-contained and shall have private entrances and separate culinary and sanitary facilities.
- 9.2.5.6. The minimum gross floor area of living space for each dwelling unit generally shall not be less than 42 sq. metres (450 sq. feet) for a 1 bedroom unit with an increase of 13 sq. metres (140 sq. feet) for each additional bedroom.

- 9.2.5.7. The converted dwelling shall comply with all pertinent provincial and municipal regulations and By-laws relevant to such matters as fire, health, safety and occupancy.
- 9.2.5.8. Adequate buffering and screening shall be provided between the converted dwellings, parking areas and adjacent uses particularly adjacent single detached residential uses. Such buffering may include the provision of grass strips, screening and the planting of trees or shrubs and the location of a berm or fence.

9.2.6. Special Urban Residential Policies

- 9.2.6.1. Elmvale: In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Elmvale.
- 9.2.6.2. At least 60% of the total number of lots within a new Plan of Subdivision should have a minimum area of 555 m² (5974 sq. feet) with minimum frontage of 18 metres (59 feet), and shall accommodate single detached dwellings. No lot within a new Plan of Subdivision should encompass less than 460 m (4951 sq. feet) with minimum frontage of 15 metres (49 feet). For the purposes of this Plan a parcel of land which accommodates two duplex dwelling units or two semi-detached dwelling units shall be deemed a lot and should provide a minimum frontage of no less than 18 metres (59 feet).
- 9.2.6.3. The maximum number of semi-detached or duplex dwelling units within a new Plan of Subdivision should not exceed 25% of the total number of dwelling units proposed for the development.

9.2.7. Special Urban Residential Policies [OPA #13 OMB approved Jan. 27/03]

- 9.2.7.1. Snow Valley: In addition to the policies of this section the following policies shall apply to the Urban Settlement Area of Snow Valley.
- 9.2.7.2. In addition to those uses included in Section 9.2.1.1, waste water treatment facilities or communal wastewater treatment systems may be located within lands designated as "Urban Residential" in accordance with Section 29.19.4.
- 9.2.7.3. The maximum net density (excludes roads and parkland) for each phase of development where the area of the phase is designated Urban Residential is 5.5 units per net hectare.
- 9.2.7.4. The maximum number of units per development area within each phase of proposed residential development has been determined through hydrogeological studies.

The applicable maximum number of units are as follows:

Subwatershed A

Phases	Units	Modified
Phase 1a		[OPA No. 25 & 26]
Development Area 10	48 Units	
Development Area 11	92 Units	
Development Area 13	<u>10 Units</u>	[OPA No. 32]
Maximum Total No. of Units	150 Units	
Phase 2a		
Development Area 4	23 Units	
Development Area 6	56 Units	[OPA No. 56]
Development Area 8	<u>25 Units</u>	
Maximum Total No. of Units	51 Units	

Subwatershed B

Phases	Units	Modified
Phase 1b		
Development Area 2	49 Units	[OPA No. 56]
Development Area 3	<u>2 Units</u>	
Maximum Total No. of Units	47 Units	
Phase 2b		
Development Area 12	<u>82 Units</u>	[OPA No. 32]
Maximum Total No. of Units	82 Units	
Development Area 12 a) Cameron	87 Units	[OPA No. 49]
Development Area 12 b) Collins	<u>36 Units</u>	
Maximum total number of Units	123 Units	
Phase 3b		
Development Area 14	62 Units	
Development Area 15	<u>34 Units</u>	
Maximum Total No. of Units	96 Units	
Phase 4b		
Development Area 1	<u>104 Units</u>	[OPA No. 42 & 56]
Maximum Total No. of Units	101 Units	
Development Area 11 a	<u>17 Units</u>	[OPA No. 45]
Maximum total number of units	17 Units	

- 9.2.7.5. Prior to the approval of a plan of subdivision or condominium plan, the developer(s) shall engage a qualified professional to prepare a Tree Preservation Plan for all residential land uses to the satisfaction of the Township in consultation with the Nottawasaga Valley Conservation Authority.

As a condition of development, the Township may impose Site Plan Control for lands included in the Urban Residential designation in accordance with Section 29.13 in order to implement the Tree Preservation Plan.

9.3. Rural Residential

9.3.1. Definition

9.3.1.1. The Rural Residential classification of land shall mean that the predominant use of land in areas so designated shall be for low density residential uses. Home occupations, open space uses and community facilities such as parks and playgrounds, places of worship, cemeteries and libraries may also be permitted. Existing non-residential uses may be recognized in the implementing Zoning By-law. Future re-designation of such areas to permit non-residential uses is not anticipated and should generally be discouraged.

9.3.2. Policies

9.3.2.1. The purpose of the Rural Residential designation is to recognize small growth areas, which could be described as “corner” or “cluster” development, which were typically established prior to planning controls being put in place and where, under the current direction of the planning policies of this Official Plan, further growth is generally not anticipated or encouraged.

9.3.2.2. The future development of these areas in a linear form by the construction of new residences beyond the extremity of these built up areas as designated on Schedule “A”, should not be permitted.

9.3.2.3. Further residential development of these areas may be permitted, on the basis of infilling, by severance or plan of subdivision in accordance with the policies of this Plan and the requirements of the implementing Zoning By-law.

9.3.2.4. No infilling development shall be permitted where new access to the roadway may cause a potential traffic hazard.

9.3.2.5. Minimum lot size will be determined through appropriate studies and in consultation with the Simcoe County District Health Unit and/or the Ministry of Environment and Energy or the appropriate government agency having jurisdiction.

9.3.2.6. As set out in Section 9.3.2.1 and 9.3.2.2, the expansion of these areas is not expected or encouraged. If an expansion is deemed by Council to have merit, such expansion may only occur through an Official Plan Amendment which must address the need, effect, development framework and rationale for any such development. A key element in any such development proposal will be development in depth and the avoidance of further linear development.

9.4. Estate Residential

9.4.1. Definition

- 9.4.1.1. The “Estate Residential” classification of land shall mean that the predominant use of land in areas so designated shall be for permanent, single detached residential dwellings. Home occupations, open space uses and community facilities such as parks and playgrounds may also be permitted.

9.4.2. Policies

- 9.4.2.1. One of the main objectives of this Plan is to direct new growth to existing settlement locations and avoid scattered residential development in the rural areas of the Township. In recognition of this objective, past development initiatives, demand, supply and regulatory constraints associated with the development of estate type housing, it is anticipated that only limited Estate Residential development will be allowed in the Township. Furthermore, it is the policy of this Plan that no new Estate Residential type development proposals will be approved until such time as the existing approved supply of vacant lots, as of the date of adoption of this Official Plan, is substantially developed or an investigation into the desirability of this housing form is completed to determine future need. Where development of this type is proposed the policies of this section will need to be addressed and satisfied.
- 9.4.2.2. It is not the intention of Council to encourage Estate Residential development on all lands considered unsuitable for agricultural use. The preservation of farmland must coincide with the preservation of the farming communities in the Township. **[OMB Order #2575]** Increasing urbanization in agricultural areas has in the past made farming more difficult as the services available change from farm oriented to urban. The prime consideration in the approval of Estate Residential development, in addition to the other criteria in this section, shall be the impact of such development on the rural fabric of the Township. **The provisions of the Provincial Minimum Distance Separation Formula as amended, and the policies of this section shall be used as guidelines in protecting agricultural operations. [Mod. # 35 - Jan.28/98]**
- 9.4.2.3. **It is not the intention of Council to encourage Estate Residential development on lands with important natural heritage features. [Mod. # 36 - Jan.28/98]** In these areas care shall be taken so as to minimize the removal of natural vegetation cover which will aid in maintaining the stability of slopes and prevent damage by erosion due to excessive runoff. Every effort shall be made to protect the amenities of the natural environment and maintain the rural character of the landscape. The policies of Section 16, **Natural Heritage, [Mod. # 36 - Jan.28/98]** in regard to significant woodlands

should be reviewed in conjunction with any such proposals and implemented as may be appropriate.

9.4.2.4. All estate development on land not already so designated shall require an Official Plan Amendment and a Zoning By-law Amendment regardless of the number of lots proposed. All Estate Residential developments will be required to proceed by way of Registered Plan of Subdivision.

9.4.2.5. In considering applications for Estate Residential developments, the following policies and criteria shall be satisfied.

- a) Subject to the provisions of Subsection 9.4.2.5 b) below, no new Estate Residential building lots may be created in areas designated "Agricultural" on Schedule "A" to this Official Plan. It is acknowledged that areas exist throughout the Township which are currently not being used for active farming purposes but do consist of agricultural lands and could be converted to active farmlands in the future and therefore should be preserved.
- b) Where the boundaries of the "Agricultural" designation are in question, the owner shall obtain a Soil Survey Report regarding the nature, quality and potential of the soil on the subject site. This report should also assess the probable impact of any proposed development on adjacent or nearby farming operations. The Township may consult with the Ministry of Agriculture, Food and Rural Affairs or appropriate Ministry of agency to determine if development is appropriate.
- c) In addition to the above, consideration should be given to the proximity of the proposed residential subdivision to any adjoining or nearby agricultural crop or pasture lands. A minimum distance separation of 500 metres (1650 feet) shall be required between the crop lands and 150 metres (500 feet) from pasture lands and the "Estate Residential" designation. Where the current method of fertilization of the adjacent farmlands involves animal waste or the use of sewage sludge or septage, the distance separation shall be increased to 1000 metres (3300 feet).
- d) No subdivision may be permitted either within the separation distance derived under the Provincial Minimum Distance Separation Formula as amended, or within 1000 metres (3300 feet), whichever is greater, of an existing agriculturally related barn, feedlot, livestock pen, manure storage facility or similar use. The distance separation requirements shall also apply to farm related structures such as corn dryers, where due to noise, dust, odour or hours of operation it is reasonable to believe that a conflict between the farm use and the proposed residential use could develop. Consideration shall also be given to any

future development or redevelopment plans of any adjacent agricultural uses involving livestock, and where it can be reasonably demonstrated that such development is probable, the distance separation requirement shall be applied from the area where the proposed agricultural use is to be located.

- e) Estate development should be permitted only where soil and drainage conditions are suitable to permit the proper siting of buildings, the supply of potable water and the installation of an adequate means of sewage disposal. Prior to considering any such application, the Township shall obtain an opinion from the Simcoe County District Health Unit or the appropriate government agency having jurisdiction. A hydrogeology study shall be required for all Estate Residential developments.
- f) Estate development should not be permitted in any areas subject to flooding or erosion, having a steep slope, being swampy or having organic soil. Should a portion of the property to be developed contain such land, the Township shall obtain an opinion from the Conservation Authority or other appropriate agencies.
- g) Estate development should be permitted only in areas which have interesting topography and scenic amenities and are not adversely affected by noise, air pollution or insect infestation.
- h) Estate development should not be permitted in or near potential mineral resources or existing extractive operations unless it can be clearly shown that the area is adequately buffered from such operations as well as truck traffic, dust, odor and noise by substantial vegetative cover or by significant land forms. In this regard the prevailing wind direction will also be important. The Township shall obtain an opinion from the appropriate government agency having jurisdiction, when lands designated "Industrial-Extractive" or "Area of High Aggregate Potential" are involved.
- i) Estate development should be permitted only in areas where there is easy and economic access to community facilities but should not be in areas where future urban development requiring piped services is anticipated.
- j) Estate development shall have frontage onto an existing public road which is maintained year around and is of a reasonable standard of construction as may be defined by the Township. Access to main roads directly from individual lots shall be restricted whenever possible. Estate development should not be permitted where it will have an adverse effect on traffic movement on main traffic routes. All Estate

Residential development will be required to obtain a report from the Township and/or County Road Superintendent. All access onto County or Provincial roads will require the approval of the County or the appropriate provincial agency having jurisdiction.

- k) Estate development should be permitted only in areas which front onto a paved road or where it is intended that the existing road is to be paved as part of the development proposal so that traffic on gravel roads is not increased. Consideration should be given to planned road improvements and potential transportation patterns.
- l) Estate development should be permitted only in areas where it can be readily serviced by school buses.
- m) The conveyance of parkland or payment in lieu of such parkland shall be determined on the merits of the individual project including the physical condition of the land, the location of the subdivision, and the availability of existing park facilities.
- n) As a minimum, a preliminary archaeological assessment, carried out by a qualified consultant will be required to determine the possible existence of archaeological or heritage resources which might be affected by the development of the property.
- o) The minimum lot frontage for an Estate Residential lot shall generally be 60 metres (196 feet) and the minimum lot area for an Estate Residential lot shall generally be 0.6 (1.5 acres) hectares.
- p) Notwithstanding the lot size requirements of this section, where an Estate Residential development presently exists, lots of similar size to the existing lots may be permitted within the immediate vicinity of such lots. However, no further division of existing Estate Residential lots shall be permitted. The creation of additional building lots by subdividing existing lots within a Registered Plan of Subdivision in an Estate Residential designation shall be prohibited.
- q) In order to maintain a natural aesthetically pleasing development, in harmony with the low density and rural nature of the Township, Estate Residential developments should not exceed 30 lots. Those developments that exhibit unique or innovative designs or lifestyle circumstances may be considered for additional lots.
- r) In an effort to maintain the rural nature of estate development and to avoid the overbuilding and concentration of these uses, no new estate development should be located closer than 500 metres (1600 feet) from any other area designated Estate Residential.

- s) In an effort to maintain the rural nature of estate development and to avoid the overbuilding and concentration of these uses, no new estate development should be located closer than 500 metres (1600 feet) from any other area designated Estate Residential.
- t) Council should not consider any proposal for an Estate Residential development that does not satisfy all the policies of this Plan regarding site, locational and density requirements

9.5. Special Urban Settlement Area Policies

9.5.1. Midhurst

- 9.5.1.1. North of Doran Road, areas designated or which may be designated “Estate Residential” are subject to severe development constraints due to steep slope conditions. Prior to any development taking place within these areas, Council may require the developer to enter into a Site Plan Agreement under the provisions of the Planning Act. Such an agreement would include information on topography, drainage, the location of structures and all related facilities such as sewage disposal areas and driveways and any additional information deemed necessary by the Municipality, as may be allowed under this section of the Act. Generally the location of municipal roads within these areas shall be discouraged.
- 9.5.1.2. All substantial development shall proceed only by Registered Plan of Subdivision serviced by the community’s water system and individual lot sewage disposal systems.

9.5.2. Midhurst, Urban Residential, Lot 16, Concession IV and V

- 9.5.2.1. The Official Plan of the former Township of Vespra provided for a type of rural subdivision development known as Country Residential. The policies regulating this type of development provided for, among other things, a lot size reduction less than that required under the Estate Residential policies. As the result of an Official Plan updated in 1993, Council determined that the policy provisions regarding Country Residential development should be deleted from the Plan. This decision was implemented through Official Plan Amendment No. 28 which deleted the policies other than those required to guide development on previously designated sites. In recognition of the previous designation of these sites for residential development and for the purpose of this Plan, those areas formerly designated Country Residential and listed above, are now designated “Urban Residential” and shall be subject to the following policies.

9.5.2.2. **Policies**

- a) Permitted uses as set out in Section 9.4.1.
- b) The general site development policies of the Estate Residential section shall apply.
- c) Development subject to this subsection may have a range of lot sizes between a minimum of 0.2 hectares (.5 acres) and a maximum of 0.8 hectares (2 acres) depending on site and soil conditions.
- d) Development subject to this subsection shall be serviced by a piped communal water supply system. If proven feasible, the Township may require integration of any communal water system constructed to serve development in Lot 16, Concession 4 with a communal water system which may be developed in Lot 16, Concession 5.

9.6. Exceptions

9.6.1. Part Lot 6, Concession 2 (Flos OPA#26, 1990)

9.6.1.1. Notwithstanding the policies of Section 9.4.2, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential developments and existing crop and pasture land. The development of the property reflects a rural-agricultural theme, consistent with the historical agricultural development of the Township by incorporating an equestrian centre and riding trail system with the Estate Residential component. The equestrian and Estate Residential components together provide an opportunity, for people interested in horses, to live in a planned development which can accommodate their particular lifestyle requirements.

9.6.2. Southeast 1/4 of Lot 56, Concession 1 (Former Flos)

9.6.2.1. Notwithstanding the policies of Section 9.4.2, the above captioned property shall be exempt from the policies as they relate to distance separation between proposed residential development and existing crop and pasture land. Furthermore, the requirement which requires a distance separation from a barn, feedlot, livestock pen or similar use shall not apply to the above captioned property.

9.6.3. Part of the South Half of Lot 5, Concession 9 (OPA #48)

9.6.3.1. Notwithstanding the policies of Section 9.2.6.2, the above captioned property shall be exempt from those policies and the following policies shall apply.

At least 60% of the total number of lots within a new Plan of Subdivision shall have a minimum area of 400 m² with a minimum frontage of 12 metres, and shall accommodate single detached dwellings. No lot within a new Plan of Subdivision shall encompass an area less than 390 m² or a lot frontage less than 12 metres.

- 9.6.4 Part of Block 61 of Plan 51M-837, Part 1 Plan 51R-36850 (OPA #57)
- 9.6.4.1 Notwithstanding the policies of Section 9.4.2.4, limited residential development is permitted by way of consent, not resulting in more than two (2) residential lots.
- 9.6.5 Urban Residential Special Provisions [Elmvale Developments Inc. (OPA #59)]:
 - 1) Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc.) shall permit the maximum height of a multiple dwelling to not exceed 13 metres (42.65 feet).
 - 2) Part of North Half Lot 6 and Part of South Half Lot 6, Concession 8 (Elmvale Developments Inc) shall be exempt from Section 9.2.6.2.